



**Paradise Recreation and Park District
Board of Directors - Special Meeting**
Terry Ashe Recreation Center, Room B
Wednesday, October 28, 2026, 10:00 am

Members of the public may submit comments prior to the meeting via email to BODclerk@paradisepdpd.com before 8:00 a.m. on the day of the meeting or they may comment on Agenda items on during the time the item is presented. Speakers may comment on items not listed on the Agenda under Public Comment. Comments should be limited to a maximum of three (3) minutes. State Law prohibits the PRPD Board of Directors from acting on items not listed on the agenda. Please notify the meeting clerk prior to the start of the meeting if you wish to be heard. The public may access this meeting remotely:

Web Access: <https://us02web.zoom.us/j/84518561101?pwd=TXRZdUNPTk5MNFM1SWdvdzlmZENUQT09>

Telephone Access: **Dial:** +1 669 900 9128. **Meeting ID:** 845 1856 1101 **Password:** 6626

1. CALL TO ORDER

- 1.1. Pledge of Allegiance
- 1.2. Roll Call
- 1.3. Welcome Guests:

2. PUBLIC COMMENT

3. CONSENT AGENDA: NONE

4. OLD BUSINESS

- 4.1. Lakeridge Park: Community Housing Improvement Program (CHIP) Land Transfer – District staff have been working with CHIP on a potential land transfer of property which will allow for a large playfield and other amenities at a reduced development cost. Staff seeks authority to complete the transfer agreement and recording of the property transfer with legal review. **Recommendation:** *Authorize the District Manager to complete the land transfer tasks with a not to exceed budget of \$75K.*

5. NEW BUSINESS: NONE

6. BOARD COMMENT

7. ADJOURNMENT

Adjourn to the next regular meeting on 11/18/2026 at 6:00 p.m., in Conference Room B, at the Terry Ashe Recreation Center (6626 Skyway, Paradise, California).



In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate in the meeting, please contact the District Administrative Office at 530-872-6393 or info@paradisepdpd.com at least 48 hours in advance of the meeting.

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Staff Report

October 28, 2026



DATE: 10/23/2026
 TO: Board of Directors (BOD)
 FROM: Dan Efseaff, District Manager
 SUBJECT: Lakeridge Park: CHIP Land Transfer

Report in Brief

Over the past few years, District Staff and representatives from the Community Housing Improvement Program (CHIP) have discussed measures to coordinate and integrate the CHIP housing development with the District's park development efforts.

On July 9, 2025, the BOD authorized the District Manager to finalize an agreement and complete land transfer tasks to accept donated land. This donation enhanced the options for a cost-effective development of the park at Lakeridge. This process has been completed and the land incorporated into the District's planning efforts. That report also noted that CHIP is agreeable to discuss recreational surface uses for the proposed septic leach field areas.

At the March 11, 2026, meeting, the BOD authorized staff to move forward with a long-term lease agreement and CHIP appeared agreeable to this concept. CHIP and the District identified a portion of the CHIP property that could serve park uses (especially a playfield) to provide benefits to the Lakeridge Park development (reduced cut and fill, a more compact footprint, and better curb-appeal) and to Lakeridge Circle Apartments with reduced maintenance costs and resident's proximity to park features. The property allows for a larger grassy play field while reducing cut and fill costs, and may allow the development of other recreational amenities that would be unencumbered with CHIP uses (the District would still coordinate efforts and seek input from CHIP).

As District Staff and CHIP worked through the technical questions (septic footprint, utilities, grading, timing, etc.), the option to transfer the property became apparent as the best option for both parties (partners, and funders). CHIP proposes a pro-rated division of cost for the transfer (below the per acre cost that the District paid for lots on Lakeridge) for the 1.06 acre area, the transfer fee is initially calculated around \$50K.

To help the District move forward with the agreement and park design on the property, staff seeks authority to complete the transfer agreement and recording of the property transfer. The District's legal counsel is aware of the project and will need to review the title, revised agreement, legal descriptions, exhibits, etc.

Staff have included the preliminary dedication maps (Attachment A) and a potential design of the features on the property (Attachment B).

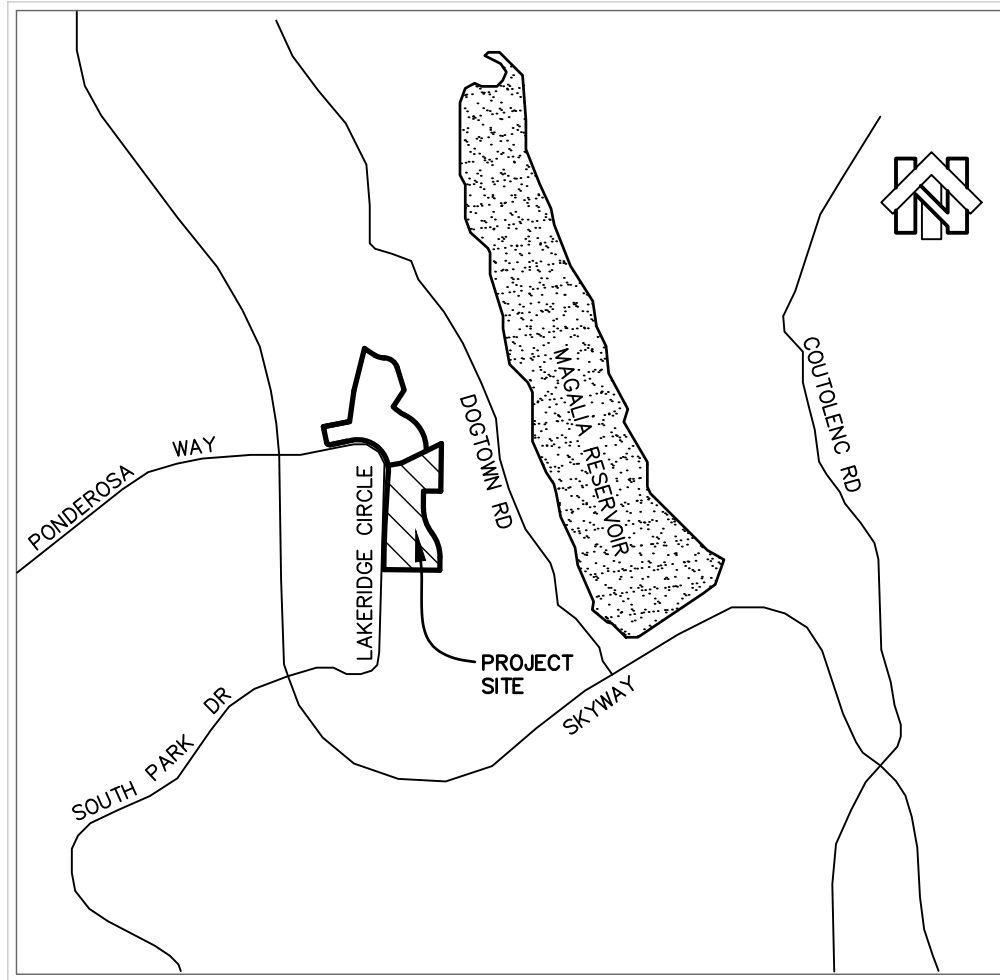
While there may be some adjustments in area and the costs, Staff recommends BOD authorization to consummate the deal efficiently. To address any additional adjustments in cost, Staff recommends a not to exceed amount of \$75K to cover any anticipated costs associated with the effort. Staff will report back to the BOD for completed milestones or any further actions.

Recommendation: *Authorize the District Manager to complete the land transfer tasks with a not to exceed budget of \$75K.*

Attachments:

- A. Preliminary Dedication Maps
- B. Preliminary design features on the property

https://paradisepd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2026/26.1028.Special.Meeting/BOD.CHIP.Land.Transfer.Report_26.1023.docx
 10/23/2026



VICINITY MAP

NOT TO SCALE



PREPARED BY:

THOMAS E. HARRIS
NORTHSTAR

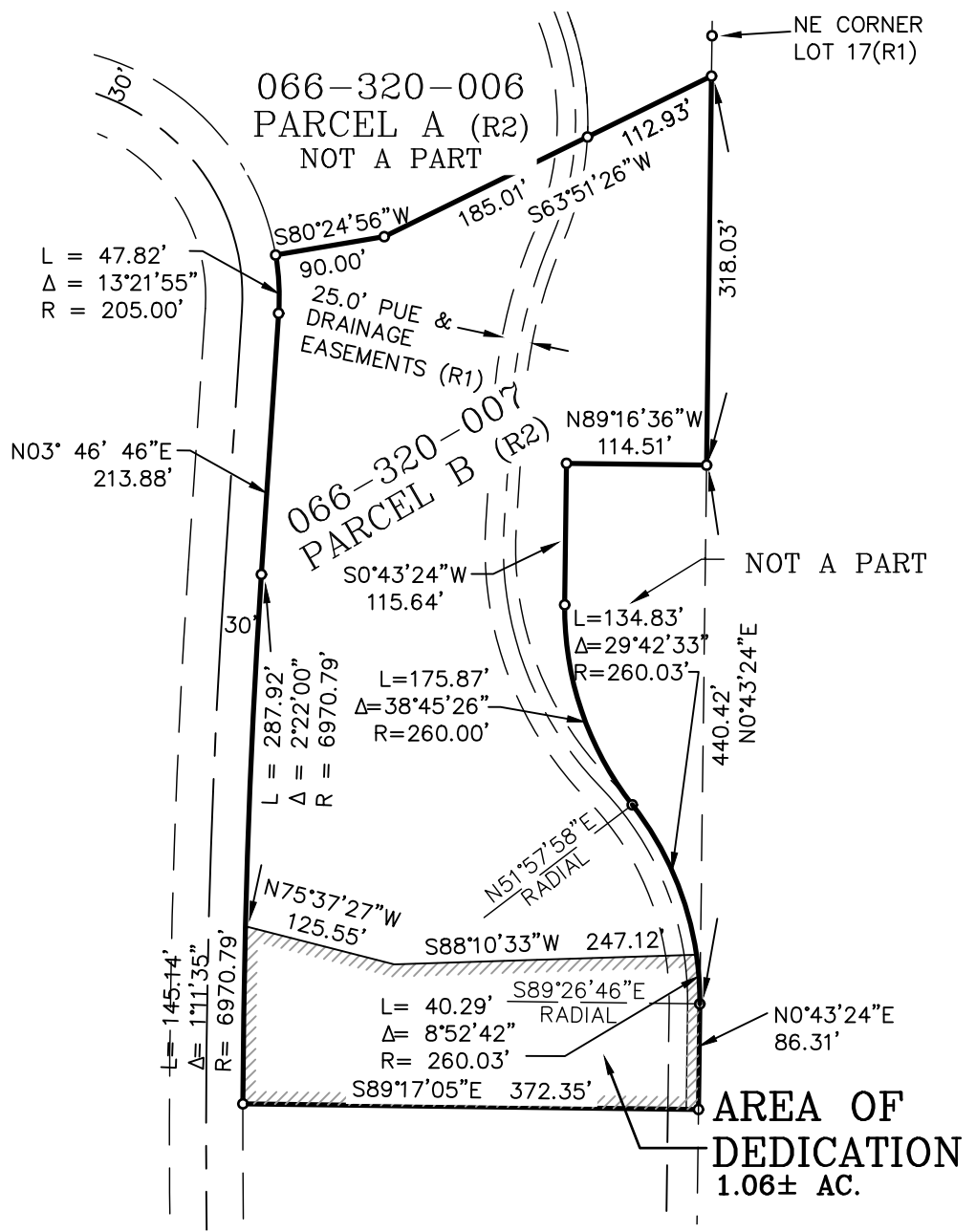
DATED: _____



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EXHIBIT B DEDICATION COMMUNITY HOUSING IMPROVEMENT PROGRAM TO PARADISE RECREATION & PARK DISTRICT

SCALE:	NO SCALE
JOB NO.:	22-034
DATE:	09-15-2026
DRAWN BY:	MB
CHECKED BY:	TH
SHEET NO.:	1 OF 2



LEGEND

- EXISTING PARCEL LINE
- R1 BOOK 43 OF MAPS, PAGES 8-11
- R2 OFFICIAL RECORDS DOCUMENT No. 2025-0020751
- AREA TO BE DEDICATED



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EXHIBIT B
DEDICATION
COMMUNITY HOUSING IMPROVEMENT PROGRAM
TO
PARADISE RECREATION & PARK DISTRICT

SCALE:	1" = 150'
JOB NO.:	22-034
DATE:	09-15-2026
DRAWN BY:	MB
CHECKED BY:	TH
SHEET NO.:	2 OF 2

